



Baltimore County
Department of Planning

Quarterly Subdivision Report

Fourth Quarter

October 1, 2017 – December 31, 2017

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Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning October 1, 2017 and ending December 31, 2017. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of March 2018. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Adjustments have been made to residential unit counts in tables and graphs to accurately reflect calculations of unit increases and decreases due to plan refinements. Refer to the comments section in the appendix for descriptions of refinements.

Policy Framework

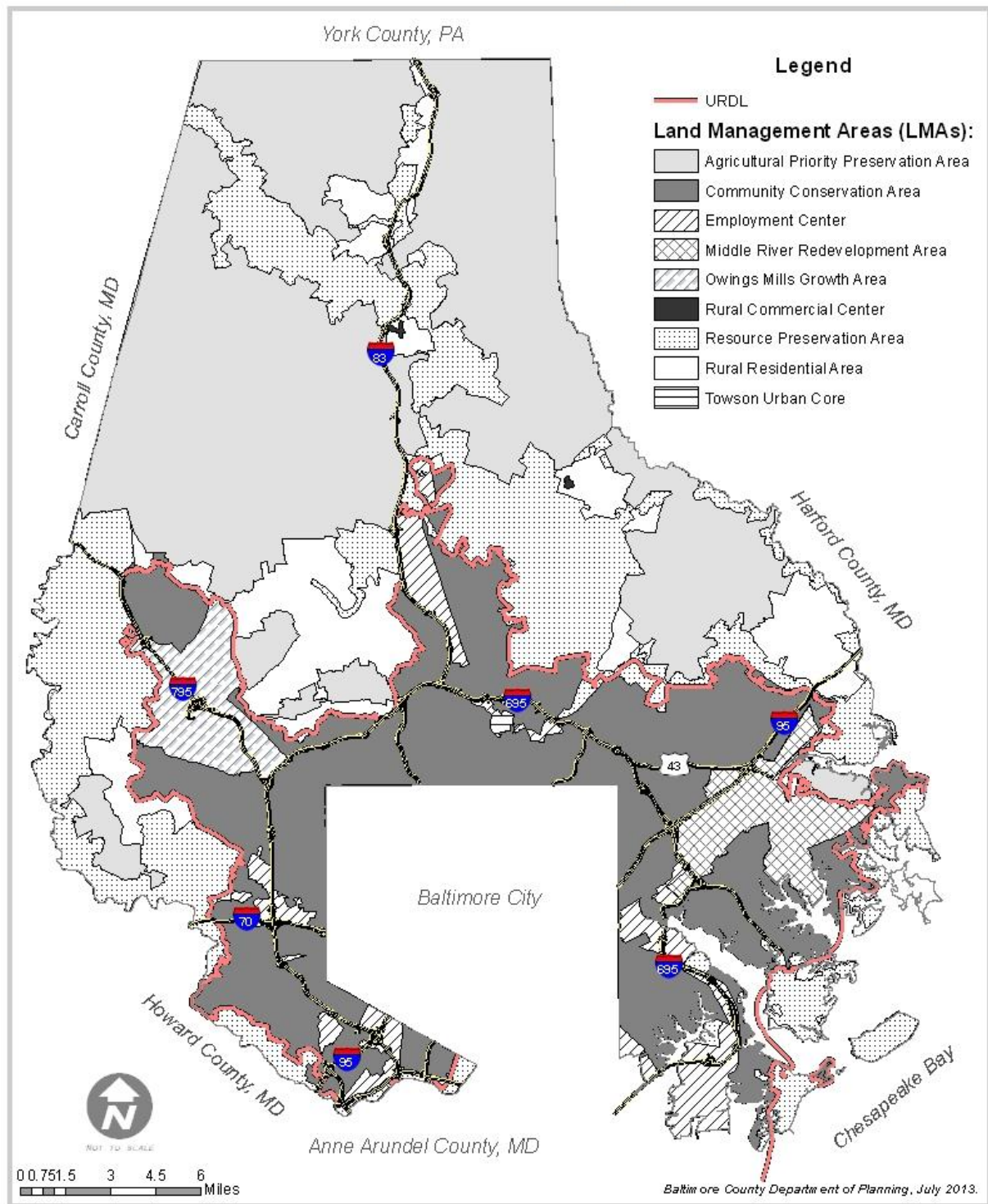
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



| LMA Code | LMA Name | URDL Location |
|----------|---|---------------|
| CCA | Community Conservation Area | Urban |
| EC | Employment Center | Urban |
| EC HV | Employment Center - Hunt Valley | Urban |
| MRRA | Middle River Redevelopment Area | Urban |
| OMGA | Owings Mills Growth Area | Urban |
| TUC | Towson Urban Center | Urban |
| APPA | Agricultural Priority Preservation Area | Rural |
| RCC | Rural Commercial Center | Rural |
| RPA | Resource Preservation Area | Rural |
| RRA | Rural Residential Area | Rural |

Development Summary

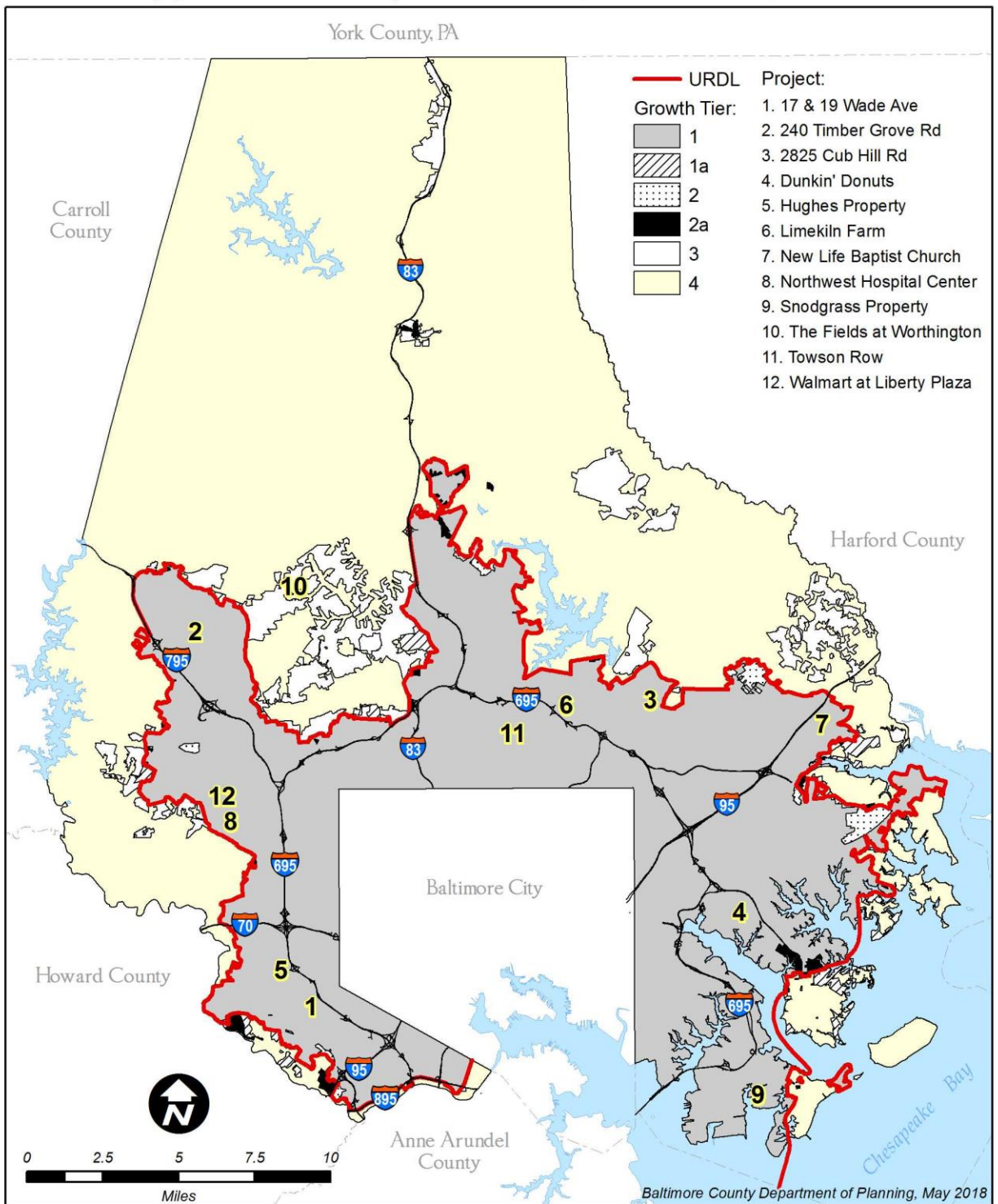
During the 4th quarter of 2017, Baltimore County approved 12 development plans. During this reporting period, one amendment, one limited exemption, three plan refinements, three major developments and four minor developments were approved (Figure 1). Eleven of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 6 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 4th Quarter, 2017

| Map Key | Project Name | Track | Type | Zoning | Acreage | LMA | Growth Tier |
|---------|---|------------|-------------|----------------|---------|-----|-------------|
| 1 | 17 & 19 WADE AVENUE | MINOR | SFSD | DR 5.5 | 0.224 | CCA | 1 |
| 2 | 240 TIMBER GROVE ROAD | MINOR | SFD | DR 3.5, DR 5.5 | 1.760 | CCA | 1 |
| 3 | 2825 CUB HILL ROAD | MAJOR | SFD | DR 3.5, DR 5.5 | 3.1200 | CCA | 1 |
| 4 | DUNKIN DONUTS | LIMITED | COMMERCIAL | BL-AS | 0.384 | CCA | 1 |
| 5 | HUGHES PROPERTY | MINOR | SFD | DR 5.5 | 1.3410 | CCA | 1 |
| 6 | LIMEKILN FARM | MAJOR | SFD | DR 2, DR 1 | 18.449 | CCA | 1 |
| 7 | NEW LIFE BAPTIST CHURCH- 1ST AMENDMENT | AMENDMENT | INSTITUTION | DR 2H, DR 3.5H | 5.973 | CCA | 1 |
| 8 | NORTHWEST HOSPITAL CENTER- 1ST REFINEMENT | REFINEMENT | INSTITUTION | DR 16, O-3, BL | 1.986 | CCA | 1 |
| 9 | SNODGRASS PROPERTY | MINOR | SFD | DR 5.5 | 1.585 | CCA | 1 |
| 10 | THE FIELDS AT WORTHINGTON | MAJOR | SFD | RC 5, RC 4 | 23.870 | RRA | 3,4 |
| 11 | TOWSON ROW- 1ST REFINEMENT | REFINEMENT | MIXED | BM-DT | 6.814 | TUC | 1 |
| 12 | WALMART AT LIBERTY PLAZA- 2 REFINEMENT | REFINEMENT | COMMERCIAL | BM-CC | 25.880 | CCA | 1 |

Source: Baltimore County Government, March, 2018.

Approved Development Plans, 4th Quarter, 2017



Residential Development

In the 4th quarter of 2017, Baltimore County approved 53 housing units, 96% being Single family detached. (See Figure 2). There were 2 single-family semi-detached units approved in the reporting quarter. No single-family attached units were approved in the quarter. Multi-family units were reduced by 124 due to the Towson Row refinement. All but 9 of the 53 units are in land management areas that are inside the URDL and Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 4th Quarter 2017.

| Map Key | Project Name | LMA | Growth Tier | Track | Type | SFD | SFSD | SFA | MF | Total |
|-------------|-----------------------------|-----|-------------|------------|------|-----|------|-----|------|-------|
| 1 | 17 & 19 WADE AVENUE | CCA | 1 | MINOR | SFSD | 0 | 2 | 0 | 0 | 2 |
| 2 | 240 TIMBER GROVE ROAD | CCA | 1 | MINOR | SFD | 3 | 0 | 0 | 0 | 3 |
| 3 | 2825 CUB HILL ROAD | CCA | 1 | MAJOR | SFD | 8 | 0 | 0 | 0 | 8 |
| 5 | HUGHES PROPERTY | CCA | 1 | MINOR | SFD | 3 | 0 | 0 | 0 | 3 |
| 6 | LIMEKILN FARMS | CCA | 1 | MAJOR | SFD | 25 | 0 | 0 | 0 | 25 |
| 9 | SNODGRASS PROPERTY | CCA | 1 | MINOR | SFD | 3 | 0 | 0 | 0 | 3 |
| 10 | THE FIELDS AT WORTHINGTON | RRA | 3,4 | MAJOR | SFD | 9 | 0 | 0 | 0 | 9 |
| 11 | TOWSON ROW- 1ST REFINEMENT* | CCA | 1 | REFINEMENT | SFD | 0 | 0 | 0 | -124 | -124 |
| SUM: | | | | | | 51 | 2 | 0 | -124 | -71 |

Source: Baltimore County Government, March, 2018.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

* Indicates refinements to approved plans where dwellings to be developed are increased or decreased.

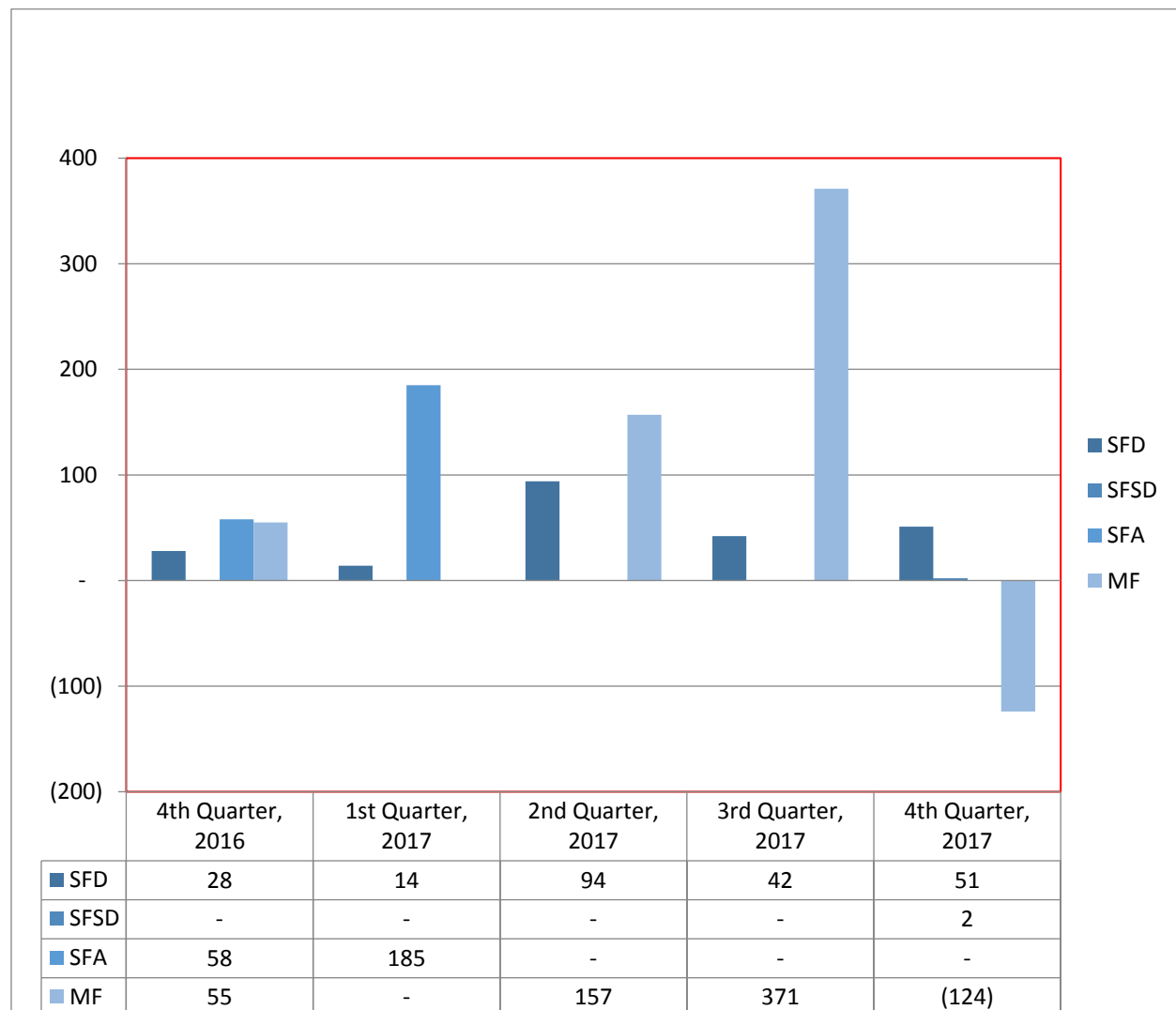
Figure 3. Number of Units by LMA in Approved Development Plans, 4th Quarter, 2016 - 4th Quarter, 2017

| LMA Code | LMA Name | 4th Quarter, 2016 | 1st Quarter, 2017 | 2nd Quarter, 2017 | 3rd Quarter, 2017 | 4th Quarter, 2017 | Total |
|----------|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------|
| APPA | Agricultural Priority Preservation Area | 0 | 0 | 0 | 2 | 0 | 2 |
| CCA | Community Conservation Area | 130 | 185 | 6 | 37 | -80 | 278 |
| EC | Employment Center | 0 | 0 | 0 | 0 | 0 | 0 |
| EC-HV | Employment Center-Hunt Valley | 0 | 0 | 0 | 0 | 0 | 0 |
| MRRA | Middle River Redevelopment Area | 0 | 0 | 0 | 0 | 0 | 0 |
| OMGA | Owings Mills Growth Area | 6 | 0 | 243 | 0 | 0 | 249 |
| RCC | Rural Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 |
| RPA | Resource Preservation Area | 0 | 0 | 2 | 0 | 0 | 2 |
| RRA | Rural Residential Area | 5 | 14 | 0 | 3 | 9 | 31 |
| TUC | Towson Urban Center | 0 | 0 | 0 | 371 | 0 | 371 |
| | Total | 141 | 199 | 251 | 413 | -71 | 933 |

Source: Baltimore County Government, March, 2018

*Adjustments have been made to unit counts for previous quarters to accurately reflect refinements

Figure 4. Units by Type in Approved Development Plans 4th Quarter 2016- 4th Quarter 2017



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 4th quarter of 2016 continuing through the 4th quarter of 2017.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from the 4th quarter 2016 to the 4th quarter 2017, 1,527 units were approved for occupancy. Of them, 96% were single family structures (See Figure 5). The table in Figure 7 illustrates that during the 4th quarter of 2017, over 91% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 4th Quarter, 2016 – 4th Quarter, 2017

| Housing Type | 4th Quarter, 2016 | 1st Quarter, 2016 | 2nd Quarter, 2017 | 3rd Quarter, 2017 | 4th Quarter, 2017 | Total |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------|
| SFD | 111 | 93 | 96 | 131 | 111 | 542 |
| SFSD | 4 | 4 | 10 | 2 | 7 | 27 |
| SFA | 87 | 50 | 247 | 133 | 391 | 908 |
| MF | - | 50 | - | | | 50 |
| Sum | 202 | 197 | 353 | 266 | 509 | 1,527 |

Figure 6. Units in Occupancy Permits by LMA, 4th Quarter, 2017

| LMA | SFD | SFSD | SFA | MF | Total |
|------|-----|------|-----|----|-------|
| APPA | 8 | - | - | - | 8 |
| EC | | - | 3 | - | 3 |
| CCA | 52 | 7 | 39 | - | 98 |
| MRRA | 30 | - | 213 | - | 243 |
| OMGA | 1 | - | 23 | - | 24 |
| RPA | 7 | - | - | - | 7 |
| RRA | 13 | - | | - | 13 |
| TUC | | - | 113 | - | 113 |
| Sum | 111 | 7 | 391 | 0 | 266 |

| Policy Area Type | # of Units | % Share of Total |
|------------------|------------|------------------|
| Urban LMA | 481 | 94.50% |
| Rural LMA | 28 | 5.50% |
| Total | 509 | 100.00% |

Figure 7. Units in Occupancy Permits by Growth Tier, 4th Quarter 2017

| Growth Tier | SFD | SFSD | SFA | MF | Total | % Share of Total |
|-------------|-----|------|-----|----|-------|------------------|
| 1 | 84 | 7 | 374 | - | 465 | 91.36% |
| 1a | 2 | - | - | - | 2 | 0.39% |
| 2 | - | - | 17 | - | 17 | 10.61% |
| 2a | 1 | - | - | - | 1 | 0.20% |
| 3 | 6 | - | - | - | 6 | 1.18% |
| 4 | 18 | - | - | - | 18 | 3.54% |
| Sum | 111 | 7 | 391 | 0 | 509 | 100% |

Non-Residential Developments

There were four non-residential development plans approved in the 4th quarter of 2017 (Figure 8). The largest commercial development consisted of an 88,397 square foot proposed institution building approved within the Community Conservation Area (CCA) LMA.

Figure 8. Approved Non-Residential/Mixed Development Plans, 4th Quarter, 2017

| MAP KEY | PROJECT NAME | LMA | USE TYPE | TRACK | TYPE | INDUSTRIAL | INSTITUTION | OFFICE | RESTAURANT | RETAIL | OTHER | TOTAL | |
|---|---------------------------|-----|--|------------|-------------|-------------|-------------|----------|------------|---------|-------|----------|----------|
| 4 | DUNKIN DONUTS | CCA | PROPOSED DUNKIN DONUTS | LIMITED | COMMERCIAL | - | - | - | 1,788SF | - | - | 1,788SF | |
| 7 | NEW LIFE BAPTIST CHURCH | CCA | PROPOSED ADDITION | AMENDMENT | INSTITUTION | - | 5,320SF | - | - | - | - | 5,320SF | |
| 8 | NORTHWEST HOSPITAL CENTER | CCA | PROPOSED SURFACE PARKING LOT | REFINEMENT | INSTITUTION | - | 88,397SF | - | - | - | - | 88,397SF | |
| 12 | WALMART AT LIBERTY PLAZA | CCA | PROPOSED REMOTE SUNTRUST ATM BANK DRIVE-THRU KIOSK | REFINEMENT | COMMERCIAL | - | - | - | - | - | - | - | |
| Source: Baltimore County Government, March, 2018. | | | | | | SUM: | 0SF | 93,717SF | 0SF | 1,788SF | 0SF | 0SF | 95,505SF |
| | | | | | | PERCENTAGE: | 0.00% | 2.15% | 0.00% | 8.75% | 0.00% | 0.00% | 100% |

*Indicates refinements to approved plans where building square footage to be developed is increased or decreased.

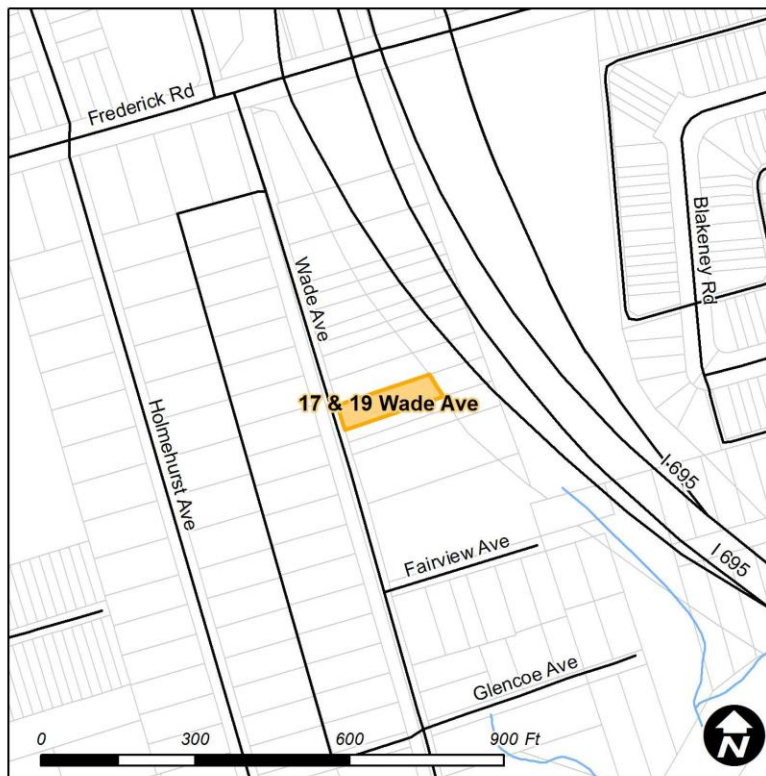
Appendix

Definitions:

| | |
|-----------------------------|---|
| REFERENCE #..... | File number from Permits, Applications, and Inspections (PAI) |
| DEVELOPMENT TRACK..... | The development track of the project (MAJOR, MINOR, LIMITED, OR PUD) |
| MINOR SUB #..... | The 5-digit reference assigned to minor subdivisions by PAI |
| COUNCIL DISTRICT..... | County Councilmanic District |
| LOCATION..... | Address of project |
| TAX MAP / BLOCK / PARCEL... | Tax map reference numbers |
| DEVELOPMENT TYPE..... | Type of development proposed |
| PROPOSED UNITS / LOTS..... | Number of proposed lots / units for a project |
| SFD..... | Single family detached units, also includes sfd condominiums |
| SFSD..... | Single family semi-attached units, duplex |
| SFA..... | Single family attached units, also includes sfa condominiums |
| MULTI FAM..... | Apartments, condominium buildings, elderly housing apartments |
| SPECIAL..... | Special units – assisted living |
| OTHER..... | Commercial, industrial, office & lots with no proposed development |
| DEVELOPED UNITS / LOTS.... | Number of developed lots / units so far, includes existing to remain |
| PLAN SUBMITTED..... | The date the plan was received by the Department of Planning |
| PLAN APPROVAL..... | The date the plan was approved |
| TOTAL ACREAGE..... | Acreage of entire project |
| ZONING 1..... | Largest zoning area on site with its acreage |
| ZONING 2..... | 2 nd largest zoning area with its acreage |
| ZONING 3..... | 3 rd largest zoning area with its acreage |
| EXISTING LOTS / UNITS..... | Existing lots / units to remain |
| LMA..... | Land Management Areas |
| GROWTH TIER I..... | Served by public sewer and inside the URDL |
| GROWTH TIER IA..... | Served by public sewer and outside the URDL |
| GROWTH TIER II..... | Planned for public sewer and inside the URDL |
| GROWTH TIER IIA..... | Planned for public sewer and outside the URDL |
| GROWTH TIER III..... | Large lot developments on septic |
| GROWTH TIER IV..... | Preservation and conservation areas. No major subdivisions on septic. |

17 & 19 Wade Avenue

| | | | | | | | |
|--------------------|------------------|------------------|--------|----------------|------------|-------|-------|
| DEVELOPMENT TRACK: | Minor | PAI # | 10594 | | | | |
| DEVELOPMENT TYPE: | SFSD | MINOR SUB #: | 17016M | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 17 & 19 Wade Ave | | | | | | |
| MAP | 101 | COUNCIL DISTRICT | 1 | PLAN SUBMITTED | 6/14/217 | | |
| BLOCK | 9 | LMA | CCA | PLAN APPROVAL | 10/30/2017 | | |
| PARCEL | 37 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 2 | UNITS/LOTS | 2 | ZONING1 | DR 5.5 | ACRES | 0.224 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 2 | DVLP SFSD | 2 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 0.224 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



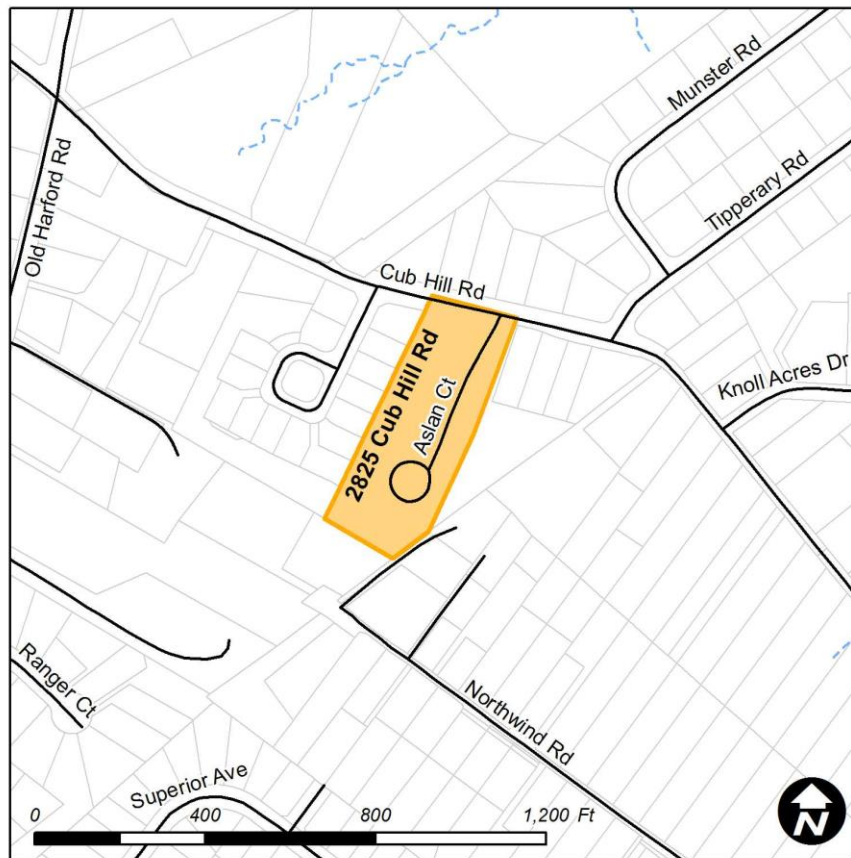
240 Timber Grove Road

| | | | | | | | |
|--------------------|----------------------|------------------|--------|----------------|------------|-------|------|
| DEVELOPMENT TRACK: | Minor | PAI # | 40745 | | | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 14046M | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 240 Timber Grove Rd. | | | | | | |
| MAP | 49 | COUNCIL DISTRICT | 2 | PLAN SUBMITTED | 10/27/2014 | | |
| BLOCK | 19 | LMA | CCA | PLAN APPROVAL | 10/31/2017 | | |
| PARCEL | 97 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 3 | UNITS/LOTS | 1 | ZONING1 | DR 3.5 | ACRES | 1.48 |
| SFD | 3 | DVLP SFD | 1 | ZONING2 | DR 5.5 | ACRES | 0.24 |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 1.72 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



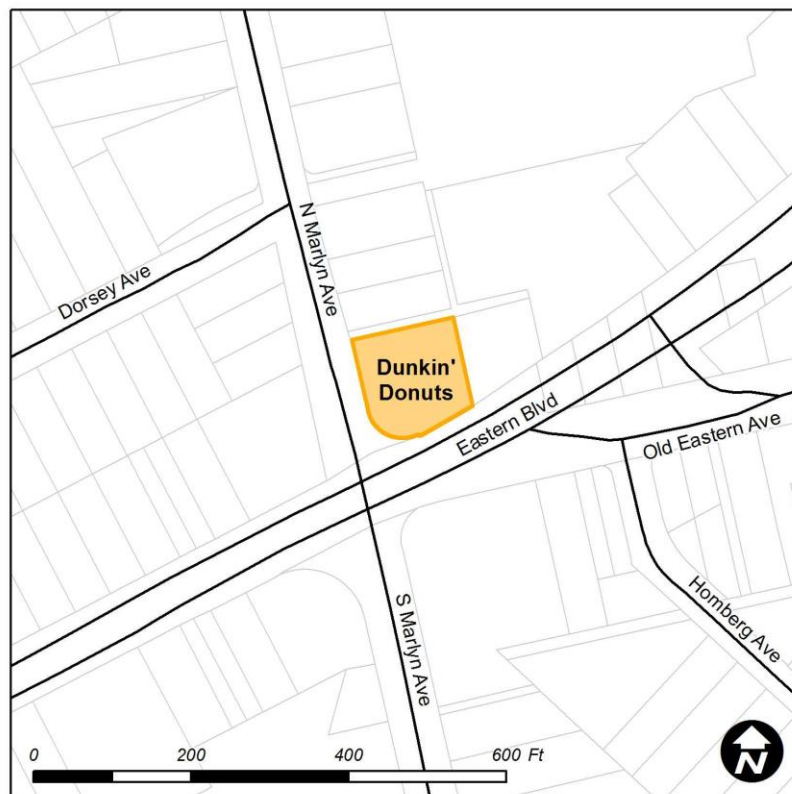
2825 Cub Hill Road

| | | | | | | | |
|--------------------|-------------------|------------------|-------|----------------|-----------|-------|------|
| DEVELOPMENT TRACK: | Major | PAI # | 90852 | | | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 2825 Cub Hill Rd. | | | | | | |
| MAP | 62 | COUNCIL DISTRICT | 3 | PLAN SUBMITTED | | | |
| BLOCK | 22 | LMA | CCA | PLAN APPROVAL | 10/2/2017 | | |
| PARCEL | 227 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 8 | UNITS/LOTS | 0 | ZONING1 | DR 3.5 | ACRES | 3.09 |
| SFD | 8 | DVLP SFD | 0 | ZONING2 | DR 5.5 | ACRES | 0.03 |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 3.12 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



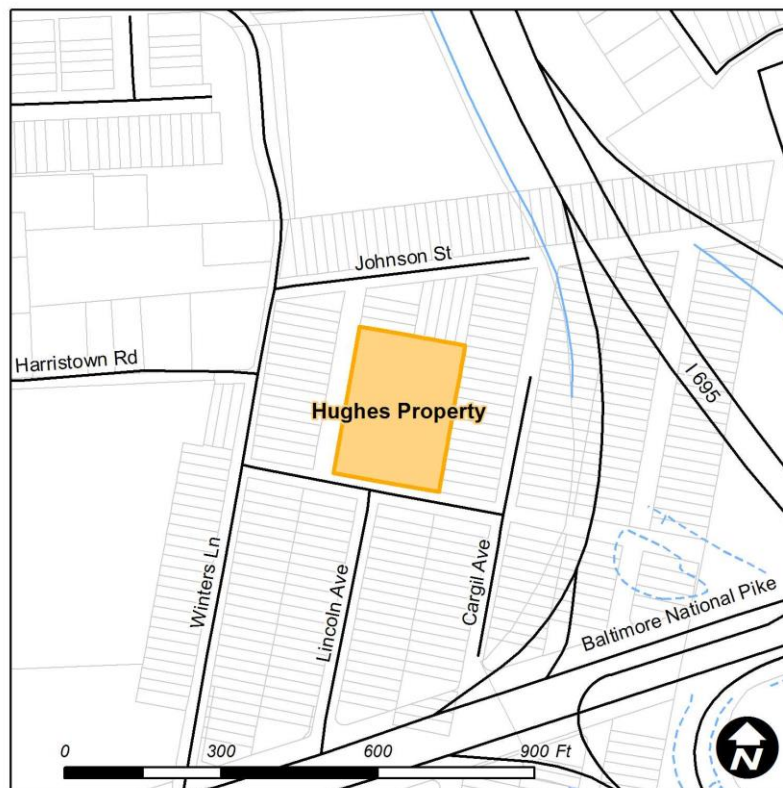
Dunkin Donuts

| | | | | | | | |
|--------------------|-------------------|------------------|--------|----------------|------------|-------|-------|
| DEVELOPMENT TRACK: | Limited | PAI # | 151003 | | | | |
| DEVELOPMENT TYPE: | Commercial | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 900 Eastern Blvd. | | | | | | |
| MAP | 97 | COUNCIL DISTRICT | 7 | PLAN SUBMITTED | 12/13/2016 | | |
| BLOCK | 3 | LMA | CCA | PLAN APPROVAL | 11/28/2017 | | |
| PARCEL | 812 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 1 | UNITS/LOTS | 0 | ZONING1 | BL-AS | ACRES | 0.384 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 0.384 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 1 | DVLP OTHER | 0 | | | | |



Hughes Property

| | | | | | | | |
|--------------------|------------|------------------|--------|----------------|-----------|-------|-------|
| DEVELOPMENT TRACK: | Minor | PAI # | 10592 | | | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 16042M | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | Wayman St. | | | | | | |
| MAP | 95 | COUNCIL DISTRICT | 1 | PLAN SUBMITTED | 1/3/2017 | | |
| BLOCK | 19 | LMA | CCA | PLAN APPROVAL | 10/4/2017 | | |
| PARCEL | 42 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 3 | UNITS/LOTS | 0 | ZONING1 | DR 5.5 | ACRES | 1.341 |
| SFD | 3 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 1.341 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



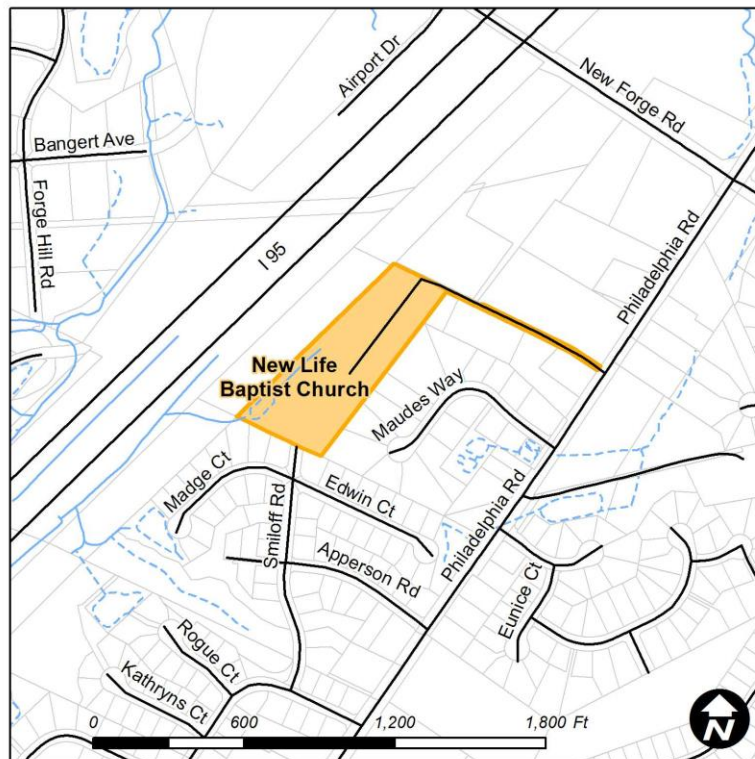
Limekiln Farm

| | | | | | | | |
|--------------------|------------------|------------------|-------|----------------|------------|-------|--------|
| DEVELOPMENT TRACK: | Major | PAI # | 90797 | | | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 1101 Cowpens Ave | | | | | | |
| MAP | 70 | COUNCIL DISTRICT | 3 | PLAN SUBMITTED | | | |
| BLOCK | 5 | LMA | CCA | PLAN APPROVAL | 10/26/2017 | | |
| PARCEL | 58 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 25 | UNITS/LOTS | 1 | ZONING1 | DR 2 | ACRES | 18.031 |
| SFD | 25 | DVLP SFD | 1 | ZONING2 | DR 1 | ACRES | 0.418 |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 18.449 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



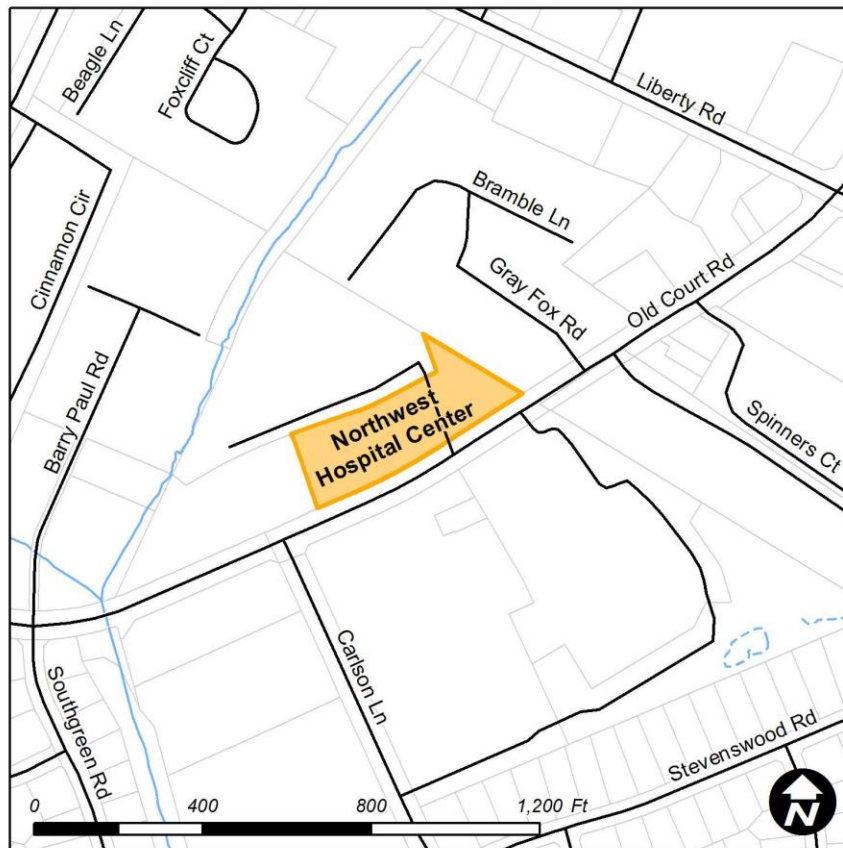
New Life Baptist Church- 1st Amendment

| | | | | | | | |
|-------------------|-----------------|------------------|--------|----------------|------------|-------|-------|
| DEVELOPMENT | | | | | | | |
| TRACK: | Limited | PAI # | 110664 | | | | |
| DEVELOPMENT TYPE: | Institution | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 5501 Lloyd Ave. | | | | | | |
| MAP | 73 | COUNCIL DISTRICT | 6 | PLAN SUBMITTED | 12/6/2016 | | |
| BLOCK | 1 | LMA | CCA | PLAN APPROVAL | 10/16/2017 | | |
| PARCEL | 354 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 2 | UNITS/LOTS | 1 | ZONING1 | DR 2H | ACRES | 5.763 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | DR 3.5H | ACRES | 0.21 |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 5.973 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 2 | DVLP OTHER | 1 | | | | |



Northwest Hospital Center- 1st Refinement

| | | | | | | | | |
|--|--------------------------------|------------------|-------|----------------|-----------|-------|-------|-------|
| DEVELOPMENT TRACK: | Refinement | PAI # | 20782 | | | | | |
| DEVELOPMENT TYPE: | Institution | MINOR SUB #: | | | | | | |
| | | LIMITED # | | | | | | |
| LOCATION: | 5330, 5332, 5400 Old Court Rd. | | | | | | | |
| MAP | 77 | COUNCIL DISTRICT | 4 | PLAN SUBMITTED | 9/19/2017 | | | |
| BLOCK | 15 | LMA | CCA | PLAN APPROVAL | 11/9/2017 | | | |
| PARCEL | 844 | Growth Tier | 1 | | | | | |
| #PROPOSED: | #DEVELOPED: | | | | | | | |
| UNITS/LOTS | 1 | UNITS/LOTS | 0 | ZONING1 | DR 16 | ACRES | 1.13 | |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | O-3 | ACRES | 0.53 | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | BL | ACRES | 0.32 | |
| SFA | 0 | DVLP SFA | 0 | | | | TOTAL | 1.986 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | | |
| OTHER | 1 | DVLP OTHER | 0 | | | | | |
| Comment: Refinement for a 5,000sf addition | | | | | | | | |



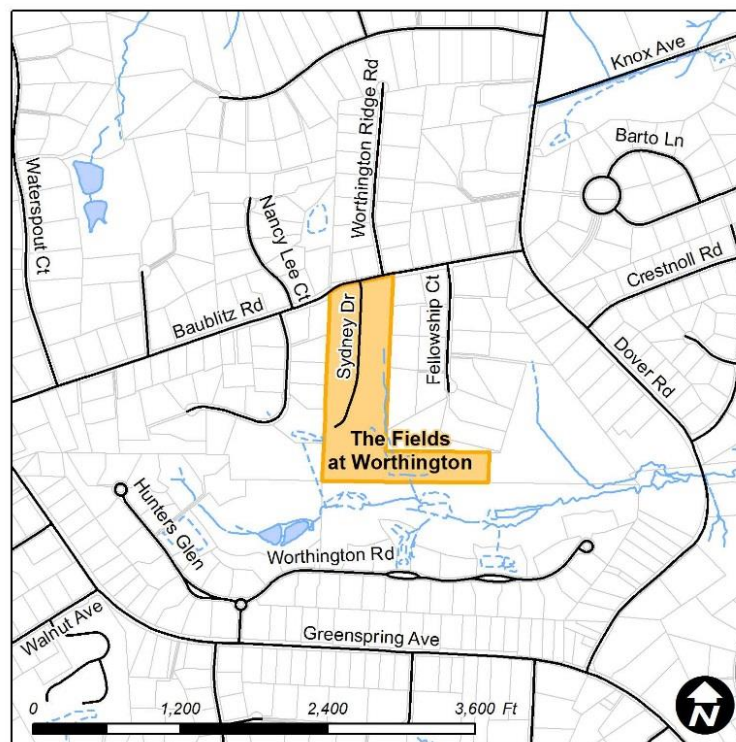
Snodgrass Property

| | | | | | | | |
|--------------------|------------------------|------------------|--------|----------------|------------|-------|--------|
| DEVELOPMENT TRACK: | Minor | PAI # | 150902 | | | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | 15009M | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | next to 7311 Geise Ave | | | | | | |
| MAP | 111 | COUNCIL DISTRICT | 7 | PLAN SUBMITTED | 3/24/2015 | | |
| BLOCK | 16 | LMA | CCA | PLAN APPROVAL | 10/16/2017 | | |
| PARCEL | 128 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 3 | UNITS/LOTS | 0 | ZONING1 | DR 5.5 | ACRES | 1.5846 |
| SFD | 3 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 1.5846 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



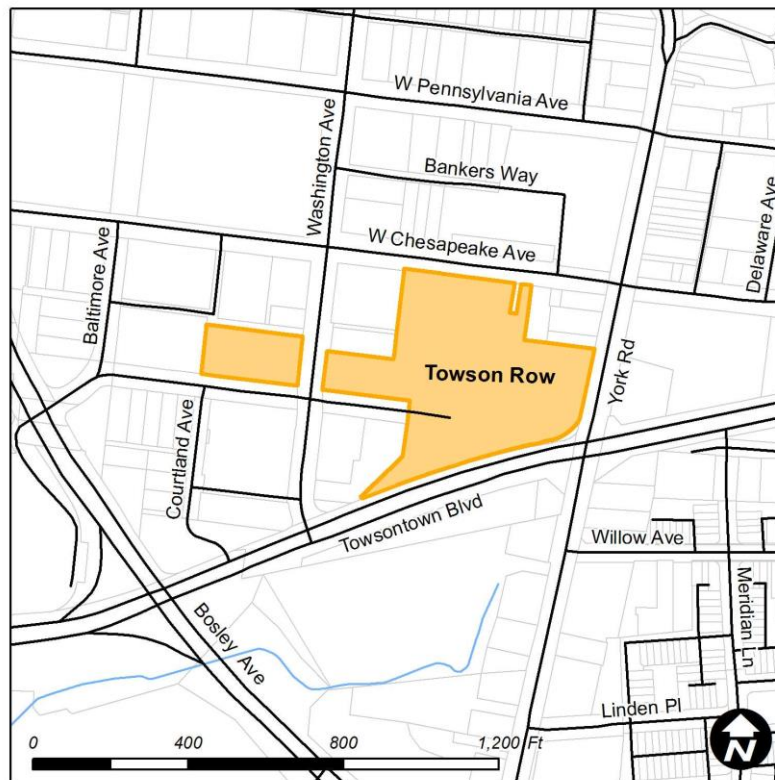
The Fields at Worthington

| | | | | | | | |
|--------------------|-------------------|------------------|-------|----------------|-----------|-------|-------|
| DEVELOPMENT TRACK: | Major | PAI # | 40749 | | | | |
| DEVELOPMENT TYPE: | SFD | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 2515 Baublitz Rd. | | | | | | |
| MAP | 50 | COUNCIL DISTRICT | 2 | PLAN SUBMITTED | 6/23/2017 | | |
| BLOCK | 7 | LMA | RRA | PLAN APPROVAL | 11/1/2017 | | |
| PARCEL | 111 | Growth Tier | 3,4 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 9 | UNITS/LOTS | 0 | ZONING1 | RC 5 | ACRES | 15.87 |
| SFD | 9 | DVLP SFD | 0 | ZONING2 | RC 4 | ACRES | 8.07 |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 23.87 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 0 | DVLP OTHER | 0 | | | | |



Towson Row - 1st Refinement

| | | | | | | | |
|---|--------------|------------------|-------|----------------|------------|-------|-------|
| DEVELOPMENT TRACK: | Refinement | PAI # | 90851 | | | | |
| DEVELOPMENT TYPE: | Mixed | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 305 York Rd. | | | | | | |
| MAP | 70A | COUNCIL DISTRICT | 5 | PLAN SUBMITTED | 6/20/2017 | | |
| BLOCK | 9 | LMA | TUC | PLAN APPROVAL | 11/22/2017 | | |
| PARCEL | 444 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 256 | UNITS/LOTS | 0 | ZONING1 | BM-DT | ACRES | 6.814 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 6.814 |
| MULTIFAM | 250 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 6 | DVLP OTHER | 0 | | | | |
| Comment: 1st Ref. is to reconfigure bldgs. and increase student beds to 985, increase hotel rms to 220, Reduce apts to 250, increase retail/restaurant to 74350sf and grocery to 65000sf. | | | | | | | |



Walmart at Liberty Plaza- 2nd Refinement

| | | | | | | | |
|--|-------------------|------------------|-------|----------------|-----------|-------|-------|
| DEVELOPMENT TRACK: | Refinement | PAI # | 20694 | | | | |
| DEVELOPMENT TYPE: | Commercial | MINOR SUB #: | | | | | |
| | | LIMITED # | | | | | |
| LOCATION: | 8700 Liberty Road | | | | | | |
| MAP | 77 | COUNCIL DISTRICT | 4 | PLAN SUBMITTED | 7/18/2017 | | |
| BLOCK | 15 | LMA | CCA | PLAN APPROVAL | 10/5/2017 | | |
| PARCEL | 783 | Growth Tier | 1 | | | | |
| #PROPOSED: | | #DEVELOPED: | | | | | |
| UNITS/LOTS | 4 | UNITS/LOTS | 4 | ZONING1 | BM-CC | ACRES | 25.88 |
| SFD | 0 | DVLP SFD | 0 | ZONING2 | | ACRES | |
| SFSD | 0 | DVLP SFSD | 0 | ZONING3 | | ACRES | |
| SFA | 0 | DVLP SFA | 0 | | | TOTAL | 25.88 |
| MULTIFAM | 0 | DVLP MFAM | 0 | | | | |
| SPECIAL | 0 | DVLP SPECIAL | 0 | | | | |
| OTHER | 4 | DVLP OTHER | 4 | | | | |
| Comment: Refinement is to replace 17 parking spaces with a remote SunTrust ATM Bank drive-thru kiosk on Lot 1. | | | | | | | |
| with drive-thru | | | | | | | |





Baltimore County Executive Donald I. Mohler III
and the Baltimore County Council

Baltimore County Department of Planning
105 West Chesapeake Avenue
Towson, MD 21204

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